

Date: 12 August 2025
Application: 251928



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 251928

Applicant: Mr Craig Calton

Site Address: 39 Kesteven Way, Wokingham, RG41 3AD

Parish: Wokingham Town

Grid Reference: Easting - 479255, Northing - 168580

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of integral garage to small office and utility room and changes to fenestration.

Case Officer: Marcus Watts

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251928. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251928
Address:	39 Kesteven Way, Wokingham, RG41 3AD.		
Proposal:	Householder application for the proposed conversion of integral garage to small office and utility room and changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

While the total numbers of habitable rooms cannot be identified from the submission, with reference to the existing floor plan online, the proposal will increase the number of habitable rooms from 5 to 6. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking are retained within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of existing parking can meet the council's parking requirement.

Direct access to the garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	14/8/2025	Signed:	JP
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